080.0	0003	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	679,900	/	679,900
USE VALUE:	679,900	/	679,900
ASSESSED:	679,900	/	679,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANASTASIO RICHARD A--ETAL
Owner 2:	ANASTASIO DONNA C
Owner 3:	
Street 1:	109 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,163 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2052 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9163.000	242,100		437,800	679,900
Total Card	0.210	242,100		437,800	679,900
Total Parcel	0.210	242,100		437,800	679,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.34 | /Parcel: 331.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	49637
GIS Ref	
GIS Ref	
Insp Date	09/29/16

PREVIOUS ASSESSMENT

Parcel ID 080.0-0003-0006.A

!6499!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,200	0	9,163.	437,800	680,000	680,000	Year End Roll	12/18/2019
2019	101	FV	213,100	0	9,163.	444,000	657,100	657,100	Year End Roll	1/3/2019
2018	101	FV	213,100	0	9,163.	331,500	544,600	544,600	Year End Roll	12/20/2017
2017	101	FV	213,100	0	9,163.	300,200	513,300	513,300	Year End Roll	1/3/2017
2016	101	FV	213,100	0	9,163.	287,700	500,800	500,800	Year End	1/4/2016
2015	101	FV	212,100	0	9,163.	243,900	456,000	456,000	Year End Roll	12/11/2014
2014	101	FV	212,100	0	9,163.	231,400	443,500	443,500	Year End Roll	12/16/2013
2013	101	FV	210,100	0	9,163.	220,100	430,200	430,200		12/13/2012

PRINT

Date	Time
12/10/20	21:16:06

LAST REV

Date	Time
11/30/20	13:58:07

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6499

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1027-29		2/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	49637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2020	510	Porch	18,788					
9/29/2015	1444	Sun Room	7,300		9/30/2015			12x16 deck coverte
11/15/2012	1499`	Redo Kit	18,700	C				
10/4/2002	871	Siding	27,950	C				NEW SIDING AND ROO

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2016	Measured	DGM	D Mann
9/29/2016	Permit Visit	DGM	D Mann
7/3/2013	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/6/2009	Measured	197	PATRIOT
2/3/2003	External Ins	PM	Peter M
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9163		Sq. Ft.	Site		0	70.	0.68	5			Med. Tr	-10					437,783						437,800	

Total AC/HA:	0.21035	Total SF/SM:	9163	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	437,783	Spl Credit		Total:	437,800

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	86720
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297461
Depreciation:	55328
Depreciated Total:	242134

COMMENTS

SUMMER ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

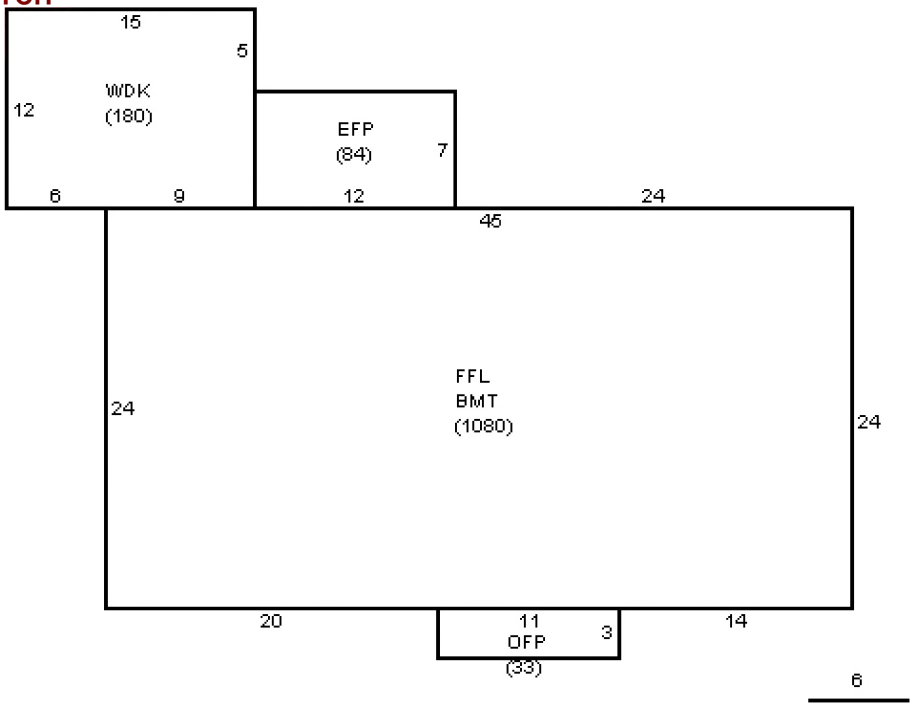
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.94
Special Features:	0	Val/Su Net:	98.53
Final Total:	242100	Val/Su SzAd	224.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	60.360	65,190
FFL	First Floor	1,080	126.940	137,097
WDK	Deck	180	11.440	2,059
EFP	Enclos Porch	84	59.030	4,958
OFP	Open Porch	33	43.550	1,437

Net Sketched Area:	2,457			Total:	210,741
Size Ad	1080	Gross Are	2457	FinArea	2052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	80	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	